BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Tuesday, 6th May, 2025 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor Lintern (Chair)
Councillors B Anota, T Barclay, A Bubb, M de Whalley, T de Winton, S Everett, S Lintern, C Rose, J Rust (sub), A Ryves (sub), S Sandell (sub), Mrs V Spikings and D Tyler

PC137: **APOLOGIES**

Apologies for absence had been received from Councillors Blunt (Councillor Sandell (sub), Devulapalli (Councillor Rust sub), Parish (Councillor Ryves sub) and Storey.

PC138: **APPOINTMENT OF VICE-CHAIR**

RESOLVED: That Councillor Mrs V M Spikings be appointed as Vice-Chair for the meeting.

PC139: **MINUTES OF PREVIOUS MEETINGS**

The minutes of the meetings held on 3rd April, 7th April and 11th April 2025 were agreed as a correct record and signed by the Chair.

PC140: **DECLARATIONS OF INTEREST**

There were no declarations of interest.

PC141: **URGENT BUSINESS UNDER STANDING ORDER 7**

The Vice-Chair asked for an update in relation to West Winch. The Planning Control Manager advised that the documents to finalise were on track ready for the decision to be issued by 19 May 2025.

PC142: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

Councillor T de Winton	9/1(a)	Brancaster

PC143: **CHAIR'S CORRESPONDENCE**

The Chair reported that any correspondence received had been read and passed to the appropriate officer.

PC144: **RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

A copy of the late correspondence received after the publication of the agenda, which had previously been previously circulated, was received. A copy of the agenda would be held for public inspection with a list of background papers.

PC145: **DECISION ON APPLICATIONS**

The Committee considered schedules of applications for planning permission submitted by the Assistant Director for Planning and Environment (copies of the schedules were published with the agenda). Any changes to the schedules will be recorded in the minutes.

RESOLVED: That the application be determined, as set out at (i) – (v) below, where appropriate to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

(i) 25/00404/F
Brancaster: Redshanks, Whiteway Road, Burnham Deepdale: Householder – Alterations to garage: Cuthbert

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Councillor de Winton left the meeting and addressed the Committee under Standing Order 34.

The case officer introduced the report and explained that planning permission was sought for alterations to an existing garage which included adding an additional storey.

The application had been referred to the Committee for determination at the request of Councillor de Winton

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Jordon Cribb (supporting) addressed the Committee in relation to the application.

Councillor de Winton (Ward Member) addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to refuse the application and, having been put to the vote, was carried (7 votes for refusal and 5 votes against).

RESOLVED: That the application be refused as recommended.

(ii) 24/01957/F
Burnham Market: Over Norton, Herrings Lane: Demolition of existing dwelling and construction of replacement dwelling: Goosebec Developments Ltd

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The case officer introduced the report and explained that the application was for the demolition of an existing dormer bungalow along Herrings Lame in Burnham Market and construction of a replacement two storey dwelling.

The application site was approximately 0.14 ha in size, located to the east side of Herrings Lane. To the west of the site, there was a protected tree (reference 2/TPO/00688). The site was approximately 150 m from Burnham Market's Conservation Area am within the National Landscape.

Burnham Marlet was a tier 4 settlement under LP02 of the Local Plan 2021-2040. As a replacement dwelling, the principle of development was considered acceptable.

The application had been referred to the Committee for determination at the request of the Planning Sifting Panel as the Parish Council objected to the application.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Tim Wright (objecting) and Frazer Hickling (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application subject to a correction to condition 2 as outlined in late correspondence and, after having been put to the vote, was carried (12 votes for and 1 against).

RESOLVED: That the application be approved as recommended subject to a correction to condition 2 as outlined in late correspondence

The Committee adjourned at 10.20 am for a comfort break and reconvened at 10.35 am.

(iii) 24/01369/F
Burnham Thorpe: Church Farm Barn, Walsingham Road: Conversion of existing clunch and flint barn to residential dwelling (building A), demolition of existing modern shed structure (building B) conversion and extension of existing brick barn to garages and annexe accommodation (building C), and associated landscaping: Dunstone

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The case officer introduced the report and explained that the application sought full planning permission for the conversion of two barns to use as a residential dwelling. A modern metal framed barn in the centre of the site was proposed to be demolished, with the courtyard area proposed to be utilised as residential garden land and parking area. Building works were proposed to facilitate the residential use.

To the north of the application site was farmland and the large Grade II Listed House known as 'The Manor' and its extensive grounds. To the east was the Grade I Listed All Saints Church and its churchyard. Within the churchyard was the Grade II Listed War Memorial. To the south was open land extending to the village. To the west was land associated with The Manor and agricultural land.
The application site was within the Burnham Thorpe Conservation Area and the Norfolk Coast National Landscape.

The application had been referred to the Committee for determination at the request of Councillor Sandell and the officer recommendation was contrary to the views of the Parish Council.

The case officer advised that there was a typo in Condition 7 which should refer to Condition 6 and a correction on page 61 - to read paragraph 189 of the NPPF (2024).

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Greg Garland (objecting), Chris Yardley (objecting on behalf of the Parish Council) and Charles Dunstone (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve subject to the correction in Condition 7 which should refer to Condition 6 (as detailed in late correspondence) and, after having been put to the vote, was carried (12 votes for approval and 1 vote against).

RESOLVED: That the application be:

A. **APPROVED -** subject to completion of a s106 to secure off-site Biodiversity Net Gain and the associated monitoring fee subject to the correction in Condition 7 which should refer to Condition 6 (as detailed in late correspondence). If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manger to continue negotiation and complete the agreement and issue the decision.

B. If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Biodiversity Net Gain in line with the requirements of the Environment Act.

(iv) 24/02124/F
Holme next the Sea: Erics Pizzas in the Yurt, 7 Drove Orchards, Thornham Road: To cover and enclose existing seating area to permit use during inclement weather and allowing the same to use the toilet facilities and connection between the restaurant areas: Eric's Pizza Ltd

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The case officer introduced the report and explained that the application site related to Erics Pizza (restaurant) located within the grounds of Drove Orchards, Holme-next-the-Sea.

Full planning permission was sought to cover and enclose an existing outdoor seating area to the south of the restaurant in between the existing wcs and the farm shop.

Drove Orchards was located within the countryside and national landscape.

The application had been referred to the Committee for determination as Councillor Jamieson had an interest in the land at Drove Orchards.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Eric Snaith (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

(v) 25/00417/F
Old Hunstanton: 7 Kelsey Close: Householder: Single storey side and rear extension, new porch and alterations: Mr & Mrs Barnett

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The case officer introduced the report and explained that planning permission was sought for a single storey side and rear extension, new porch and alterations.

The application had been referred to the Committee for determination at the request of Councillor de Winton.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mr D Barnett (supporting) addressed the Committee in relation to the application.

Councillor de Winton advised that the Parish Council had now removed their objection to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

PC146: **QUALITY OF DECISIONS**

AGREED: That the Committee noted the report.

PC147: **DELEGATED DECISIONS**

AGREED: That the Committee noted the report.

The meeting closed at 11.20 am